

Application Referral Cultural Heritage - Response

From:	Nicholas Booth
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	52 HAMILTON STREET, WEST HOBART
Proposal:	Multiple Dwellings
Application No:	PLN-17-371
Assessment Officer:	Richard Bacon,

Referral Officer comments:

The proposal relates to a single storey brick built inter-war residential property with low hipped roof form and built on its own generous plot. Set back from the roadside and served by a side driveway, it is enclosed to the front by a low, brick and metal bar fence. The building is typical of the inter-war period, containing corner windows and simple brick detailing, and stands as part of a clear group of similar period properties, all occupying roughly the same position within their respective plot and thus creating a strong sense of the front yard contained by a low enclosure, creating a strong and unified scaled streetscape.

The property is not Heritage Listed, but does however form part of the Lansdowne Crescent/Hill Street Heritage Precinct (WH3) as set out in the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. The quantity and quality of late Victorian/Federation period housing stock exemplifies the economic boom period of the late nineteenth/early twentieth centuries many of which are impressive reminders of its primary residential role.
2. A large number of intact individual houses which are examples from the late nineteenth/early twentieth century.
3. The continuous single-storey, mainly painted weatherboard facades and the general uniformity of scale, create a distinctive visual impression and high streetscape value.
4. The number of intact original shops which reflect the commercial network which developed during suburban expansion in the late nineteenth/early twentieth centuries.
5. Individual places have social significance to the local and broader community.
6. The street formations in Lansdowne Crescent and its related network of streets are a unique and distinctive early nineteenth century features of Hobart's town plan.

The proposal – New Dwelling

The proposal seeks the erection of a new residential property within the existing rear garden of the site. The proposed house would be low hipped roofed designed two-storey building with internal garage space, first floor terrace and ribbon style fenestration. Best described as representing a fairly typical 'kit home' form of Australian Suburban vernacular, the proposal would have an enclosed rear garden, whilst its front would be taken up with hard standing to form a turning bay. A bin enclosure would be created to the front of the site.

Following concerns raised during the consideration of the original proposal, a series of revised plans have subsequently been received proposing an amendment to the design and location of the proposed dwelling, along with the original intention to provide car parking hard standing within the front garden of the parent building.

Policy E13.8.2 'Building and Works other than Demolition' sets out the Acceptable Solutions and Performance Criteria for such development within Heritage Precincts. It seeks to ensure that development is sympathetic to the character of the precinct. In this instance, it is considered that based on the characteristics set out above, the primary concern would be to ensure that the overall uniformity of scale and the primary single-storey character of the Precinct be retained, whilst also retaining the streetscape characteristics of the area.

With regard to the proposed new dwelling, it is acknowledged that the proposed building would utilise an architectural style, low roof form and choice of materials that would not replicate or draw upon that of the existing building on the site. Generally it would represent a style of arbitrary development not associated with the overall character of the townscape. It would also represent a two-storey development in a predominantly single storey streetscape. As such, it is considered that in general terms, the proposal would appear to be at odds with the overall character of the Precinct.

Notwithstanding the above however, it is acknowledged that in the Godden Mackay Logan West Hobart Review of June 2000 on which the Heritage Precinct characteristics are drawn, the site is identified as being merely a 'neutral' feature within the Precinct. Importantly, the rear garden falls away to a degree from the front of the site, and as such, the proposed dwelling would sit at a lower position than the existing property. Although not significantly deep, the rear garden would also allow the proposed dwelling to be set back into the site to a degree. The intended use of a lower-angled hipped roof would also bring the overall height of the proposed house down to a lower position than that of a more traditional roof form, and the proposal would of course be markedly obscured by the existing house. Lastly, it is noted that the proposed building would be viewed in the context of similar styled two storey housing to the rear that form part of recent development at Nos.13 and 15 Lansdowne Crescent.

As such, in view of the above factors, and whilst finely balanced, it is considered that the proposed development would be sufficiently set back and low enough within the site to retain the overall sense of the single storey townscape of the wider Heritage Precinct and that subject to the use of suitably recessive colouration, would play a subservient role in the wider townscape.

Lastly, it is noted that the parent building would be provided with only a small amount of private garden space to the rear. Previous developments of this type have led to subsequent occupiers seeking to provide greater private space by way of erecting high fencing to the front boundary, thus creating private space to the front of the site. Given the notable consistent use of mid to low boundary fencing within the Precinct, it is considered that such an enclosure would be to the detriment of the special characteristics of the streetscape. It is therefore considered reasonable to place an advisory note should permission be granted stipulating that the erection of high fencing to the front boundary is unlikely to be given favourable consideration.

Original proposal

With regard to the original proposal, the following is an excerpt from the original Cultural Heritage Officer comment under the originally advertised proposal where two carparking spaces were proposed to the front of the existing dwelling.

It is noted that parking within the Precinct is significantly provided to the side or rear of properties. A visual survey appeared to indicate that across the wider Precinct, only 26% of all of the properties had parking solely within front yards or within structures that sit forward of

the main front building. Within Hamilton Street itself, this fell to 20%. As such, it is therefore considered that whilst [not] universal, the vastly predominant feature of the Precinct is for front gardens to serve as traditional front yards and not predominantly as areas for parking, turning or any other storage of motor vehicles. Indeed, where they do occur, it is considered that they represent a discordant feature in an otherwise consistent streetscape. Given the above, it is therefore considered that the proposed provision of two car parking spaces and associated manoeuvring space would appear to seek the introduction of a feature not associated with the overriding characteristic of the Heritage Precinct to the detriment of the site's garden setting and thus seemingly contrary to E13.8.2 P1 and in particular P5 which resists the removal of areas of landscaping between a dwelling and the street where it results in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct. As such, it is therefore considered that in the event that planning permission is granted, this element of the proposal be removed by way of condition.

Conclusion

It is therefore considered that the proposed new dwelling is considered acceptable and that subject to conditions requiring submission of colouration details the proposal would not result in detriment to the historic cultural heritage significance of the precinct as stated under Clause E.13.8.2 P1 and P5 to a degree to warrant refusal.

HER 26 The palette of exterior colours and materials of the approved dwelling must reflect the palette of materials within the local streetscape and precinct.

Plans must be submitted and approved prior to the commencement of work. The plans must;

- show the colour and finish of the exterior cladding to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved plans.

Advice: Once the plans has been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure that development in a heritage precinct is undertaken in a sympathetic and recessive manner which does not cause loss of historic cultural heritage significance

Additional Advice - *The Applicant is advised that the provision of open front yards enclosed by low boundaries is considered to be a feature of the Lansdowne Crescent/Hill Street Heritage Precinct and that any future application seeking the enclosure of the front yard by way of a fence exceeding 1.2m in height is unlikely to be given favourable consideration.*



Nick Booth
Heritage Officer
28 August 2018